

\$715,000 - 106 Garrison Square Sw, Calgary

MLS® #A2086938

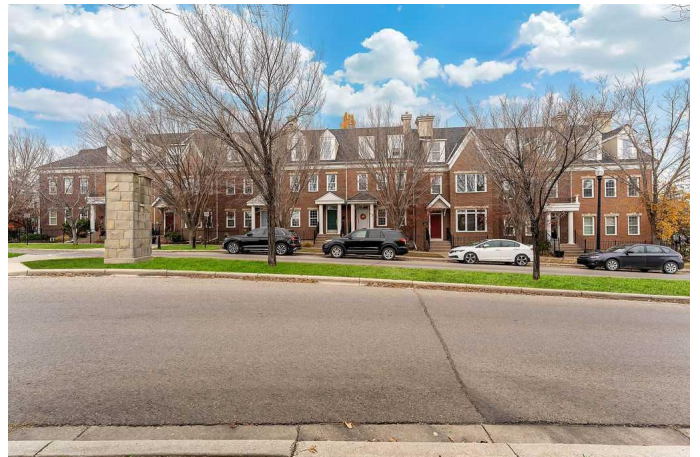
\$715,000

3 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this exceptional and rarely available BUNGALOW VILLA, an oasis of space and comfort nestled in the vibrant community of Garrison Woods. This wonderful property has 3 bedrooms, a fully finished walk-up basement with a wet bar, a HEATED double detached garage, and a beautiful backyard, making it the epitome of contemporary living. This home offers an expansive and open floor plan that exudes a sense of space and brightness. The main level features a beautiful open-concept kitchen, a large dining area, and a spacious living room, making it ideal for both family gatherings and entertaining friends. The 2 bedrooms on the main floor can also be used as home offices - perfect for those at-home work days! The gorgeous basement includes a wet bar, perfect for hosting movie nights, game days, or simply enjoying a drink with friends. With IN-FLOOR HEATING in the basement, your comfort is guaranteed year-round. The basement also hosts a bright, spacious Primary bedroom with a stunning ensuite, and an ENORMOUS walk-in-closet/dressing room! Step outside to your own piece of paradise. This villa boasts two private lower patios and an upper west-facing deck, providing a serene outdoor setting for enjoying your morning coffee or hosting summer barbecues. CENTRAL AIR CONDITIONING ensures that you stay cool and comfortable during hot summer months! Ample storage throughout the house ensures that everything has its



place. This incredible home is located just steps away from trendy Marda Loop - renowned for its fantastic amenities and conveniences. You'll find an array of coffee shops, restaurants, and boutique shopping, allowing you to savour the vibrant urban lifestyle. With public transit options nearby and downtown just a 10-minute drive, your daily commute is a breeze! While you might love the energy of this community, it also is filled with quiet parks, pathways, green spaces, and schools. Don't miss your chance to own this unique bungalow villa in the heart of Garrison Woods. Schedule a viewing today and experience this beautiful home!

Built in 1999

Essential Information

MLS® #	A2086938
Price	\$715,000
Sold Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	106 Garrison Square Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 6B2

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Detached, Garage Faces Rear

Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Oven, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Basement, Gas, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Lawn, Landscaped

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 19th, 2023

Date Sold October 24th, 2023

Days on Market 5

Zoning M-CG d44

HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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